

PLANNING COMMISSION REGULAR MEETING

FRUITPORT CHARTER TOWNSHIP

November 27, 2012

Meeting was called to order by Chairman Jacobs at 7:00 p.m.

01. Members present: Jeff Jacobs, Mike Michelli Jr., Morris Dadd, Geoff Newmyer, Mark Lee,

Randy Lee, Chuck Whitlow

Members absent: None

02. Approval of July 24, 2012 meeting minutes as presented.

03. Amend agenda to include item 7.5 "Harvey St. PUD Development"

04. Correspondence / Reports

a. Letter received from Grace Lutheran Church requesting authorization to construct a 12' x 16' wood frame building at 2651 Shettler Rd.
Approved by Chairman Jacobs as being in compliance with existing use.

b. Letter from Westwind Golf Course requesting authorization to construct a 40' x 120' roof structure at 2540 E Hile Road.
Approved by Chairman Jacobs as being in compliance with existing use.

05. Public Comments pertaining to agenda topics – None

NEW BUSINESS

06. Public Hearing / Special Use / Marvin Engle Property / 61-15-123-100-0002-50, 5210 Airline Rd. Purpose: Amend special use for commercial composting.

Motion by R. Lee, supported by Dadd, to enter into the public hearing – all in favor.

Public Hearing entered into at 7:05 p.m.

Discussion followed.

Motion by Whitlow, supported by Dadd to close public hearing – all in favor.

Public hearing closed at 7:18 p.m.

Motion by R. Lee, supported by M. Lee, (**MOTION CARRIED**) to approve special use request in accordance with Section 42-157 par. 1 & 2.

Ayes: Jacobs, Michelli Jr., Dadd, Newmyer, M. Lee, R. Lee, Whitlow Nays: None

07. Public Hearing / Zone Change Request from Marv Engle and Sandra Engle from R4 to R1 for Parcels 61-15-123-100-0001-00, 61-15-123-100-0002-00, 61-15-123-100-0002-20, 61-15-123-100-0002-30, and 61-15-123-100-0002-40 and from B3 to R1 for Parcel 61-15-123-100-0002-10.

Motion by Dadd, supported by Michelli, Jr., to enter into public hearing at 7:53 p.m. – all in favor.

Discussion followed.

Motion by Whitlow, supported by Michelli Jr., to close public hearing at 7:57 p.m. – all in favor.

Motion by Dadd, supported by Newmyer (**MOTION FAILED**) to approve zone change request for the reason to allow and provide for the straightening of zoning districts.

Ayes: Dadd, Newmyer, M. Lee Nays: R. Lee, Whitlow, Michelli Jr., Jacobs

After further discussion, a motion by Michelli Jr., supported by R. Lee (**MOTION PASSED**) to deny zone change brought forward by Marv Engle and Sandra Engle for parcels 61-15-123-100-0001-00, 61-15-123-100-0002-00, 61-15-123-100-0002-10, 61-15-123-100-0002-20, 61-15-123-100-0002-30, 61-15-123-100-0002-40 in accordance with 42-157.

Par. 1: doesn't fit in the Master Plan.

Par. 3: Adjacent to B3 zoning and along Airline Road.

Ayes: Michelli Jr., R. Lee, M. Lee, Whitlow, Jacobs Nays: Dadd, Newmyer

Planning Commission

Page 2

November 27, 2012

07.5 Harvey Street PUD Development Time Extension

A request was received from TMT Development. LLC to allow an extension in time for completion of infrastructure at the Harvey Street PUD Development. TMT had recently purchased the PUD and is requesting an additional year to complete the PUD.

Discussion followed.

Motion by Whitlow, supported by Dadd, to extend for an additional year, to complete the infrastructure required for the construction of this PUD on behalf of TMT Development, LLC.

Ayes: Jacobs, Michelli Jr., Dadd, Newmyer, M. Lee, R. Lee, Whitlow Nays: None

There being no more business, the meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

Mark Lee, Secretary